

Huntingdonshire Local Plan Examination
Hearing Statement submitted on behalf of
Bellway Homes Limited in relation to Matter 8
- Proposed Site Allocations – St Ives Spatial
Planning Area

July 2018

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1. Introduction

- 1.1 This hearing statement has been prepared on behalf of Bellway Homes Limited and the landowners (The Trustees of the EJ and BH Smith 2007 Discretionary Settlement and Mr Smith) (hereafter referred to as 'Bellway') in response to Matter 8 (Proposed Site Allocations – St Ives Spatial Planning Area) of the Huntingdonshire Local Plan Examination.
- 1.2 Bellway is promoting approximately 14.3 hectares of land to the north of Houghton Road in St Ives ('the site'), which represents a sustainable and deliverable residential land opportunity for up to 350 market and affordable dwellings and public open space. A site location plan is enclosed at **Appendix 1**. The site is not currently proposed for allocation at this stage.
- 1.3 Pre-application discussions with the Council in respect of the site are at an advanced stage. To date, no physical or other impediments to the delivery of the site have emerged. A public exhibition in St Ives was undertaken on 23 May 2018 and a pre-application meeting with Huntingdonshire District Council held on 7 June 2018. We have also met separately with Cambridgeshire County Council as the Highways Authority on 17 April 2018.
- 1.4 This hearing statement provides written responses to Q1 to Q13 of Matter 8 inclusive, with appendices.
- 1.5 Bellway welcomes the opportunity to participate in the Matter 8 hearing sessions on Thursday 13 September 2018.

2. Response to Inspector’s Questions

2.1 This section sets out our response on behalf of Bellway to the questions that have been raised by the Inspector in his Matters and Issues Paper issued on 16 May 2018. We provide written responses to questions Q1 to Q13 inclusive, with appendices.

Matter 8 – Proposed Site Allocations – St Ives Spatial Planning Area

Q1) What is the background to the site allocation? How was it identified and which options were considered?

2.2 As set out in our Matter 3 hearing statement the actual scale of growth for the District proposed by the emerging Local Plan does not reflect the overall spatial strategy (in particular locating development at the most sustainable locations):

- St Ives, one of the most sustainable settlements in the District, will only accommodate 589 new homes whilst a significant amount of growth is directed to the less sustainable Key Service Centres (KSC) and Local Service Centres (LSC).
- The Council’s approach to the flood risk sequential test is flawed. There are sites in Flood Zone 1 in sustainable locations, such as land to the north of Houghton Road, St Ives, which have not been considered before proposing sites in Flood Zones 2 and 3 as allocations for residential development (including the Former Car Showroom site at St Ives).
- The overall housing requirement should correctly be a minimum of 22,000 dwellings.
- There are concerns regarding the Council’s housing trajectory.

2.3 To remedy the above, additional growth should be directed to St Ives and the site to the north of Houghton Road should be allocated for residential development.

2.4 Notwithstanding the above, there are also significant issues with the site selection process for the proposed allocations at St Ives, in particular St Ives West (Policy SI1) and the former Car Showroom (Policy SI4). This includes matters of deliverability and flood risk.

2.5 St Ives West is not wholly a new allocation. It is formed of three individual sites, each with a different background and planning history, which is summarised in the table below. The boundaries for each of the three sites are identified in the plan enclosed at **Appendix 2**. The number for each site referred to in the table below corresponds with the number on the plan at **Appendix 2**.

Site	Quantum	Status
Houghton Grange, Houghton Hill (Site 1)	90 dwellings	Outline planning permission granted on 14 June 2016. No reserved matters submissions made and no conditions

		discharged. Was previously allocated in the Huntingdon Local Plan Alteration 2002.
Land between Houghton Grange and the How, Houghton Hill (Site 2)	224 dwellings and retail unit	Undetermined outline planning application submitted July 2013. It has not been presented to Development Management Committee. It has no status in any adopted plan.
Land at former St Ives Golf Course, Houghton Road (Site 3)	125 dwellings (outline) and 59 dwellings and country park (full)	Hybrid planning permission granted 23 January 2015 on appeal.

2.6 Site 1 was previously allocated for residential development in the Huntingdon Local Plan Alteration (HLP) adopted in 2002. As proposed, the allocation therefore only represents 349 additional dwellings at St Ives, notwithstanding our concerns regarding deliverability.

Site Selection Process

- 2.7 The starting point is to consider how sites for development around St Ives have been selected by the Council. This is set out at Section 4 of the Sustainability Appraisal (SA) and summarised below:
- Undertaking the Environmental Capacity Study (ECS) in 2012 for each of the Spatial Planning Areas (SPA) and some of the KSCs which are not within SPAs. This included a two phased approach: firstly identifying broad areas around the edge of settlement, before then assessing specific sites identified as having the potential to accommodate growth.
 - Updating the ECS in March 2013 to inform the 'Stage 3' Draft Local Plan.
 - Preparation of the Housing and Employment Land Availability Assessment (HELAA), published for consultation between September and November 2016.
 - Updating the HELAA in July 2017 to assess additional sites promoted. This informed the draft Local Plan published for consultation between July and August 2017.
 - Further update of the HELAA in December 2017 to assess sites promoted in response to the draft Local Plan. This informed the Local Plan Submission Version published for consultation between January and February 2018.
- 2.8 The majority of St Ives is constrained by flood risk, particularly to the south, south east, east and north east. Ultimately, the initial assessment of broad areas identified that land to the west of the St Ives provides the only sustainable opportunity for strategic housing growth. This is clear from our constraints map enclosed at **Appendix 4**. This direction of growth has been recognised for some time; indeed it was first identified in the HLP in 2002, 16 years ago.

- 2.9 This western direction of growth at St Ives is represented in Area E and F, two of the broad areas identified in the SA (an extract of which is enclosed at **Appendix 3**). Areas E (including the proposed St Ives West allocation) and F (including Bellway's site to the north of Houghton Road) are recognised as not being constrained by flood risk or agricultural land classification.
- 2.10 Area E is constrained by heritage and ecological designations (such as Houghton and Wyton Conservation Area), although it is still considered to offer limited capacity for development. In contrast, it is recognised that Area F is not constrained by such designations.
- 2.11 Development in Area F however would form a 'significant intrusion' into open countryside, although the south eastern part of the Area may have some synergy with recent development and offers potential for development. The SA includes no evidence explaining what 'significant intrusion' development in this area would represent. The Landscape and Townscape Assessment (2007) does not refer to Area F as representing a valued landscape or one that performs a significant function (i.e. the separation of settlements). The majority of sites proposed for allocation in the emerging Local Plan result in encroachment into the countryside.
- 2.12 Development would be 'some' distance from day to day services and facilities, which the majority of the Areas (including Area E) are. The assessment is explicit in respect to Areas A and B that development in these locations would "*generate substantial numbers of car trips*". The same is not said of Area F. Furthermore, the ECS for St Ives demonstrates at page 3 that no areas on the edge of the settlement, which have the potential for development, would be within 400m of a shop, which the assessment considers is a 'reasonable walking distance'. Area E also benefits from the Cambridge Guided Busway and is served by Routes A and B. These routes run almost exclusively between St Ives and Cambridge, running at a frequency of approximately every 10 minutes.
- 2.13 Based on this overall direction for growth at St Ives, the ECS then considered specific sites. The only strategic site assessed is St Ives West. Despite part of Bellway's site to the north of Houghton Road being identified as having the potential for development in the ECS, the Council did not assess it as an option for housing growth as part of the initial site selection process.
- 2.14 Indeed, the site was not assessed until the HELAA update in December 2017, following the site being promoted in response to the draft Local Plan. At this point the Wyton Airfield proposed allocation was removed from the plan given infrastructure issues. In response the Council reduced its overall housing need (which we discuss further in our Matter 4 hearing statement) and proposed to allocate additional housing at the less sustainable KSCs and LSCs (which is discussed further in our Matter 3 hearing statement). The draft Local Plan however did not propose to allocate any additional growth in St Ives, particularly to the west which has been identified as a direction for growth since 2002.
- 2.15 In considering Bellway's site to the north of Houghton Road (referred to in the assessment as 'Houghton Hill Farm', the HELAA scores it relatively similar to the proposed allocation at St Ives West. There are however a number of discrepancies in

the scoring between the sites, which adversely impacts the assessment of land to the north of Houghton Road. We set these out below.

SA Objective	St Ives West Score	Land to the north of Houghton Road Score
6. Protect, maintain and enhance landscape and townscape character and the sense of place of our settlements	~	-
7. Protect, maintain and enhance heritage assets, whether they are designated or not	~	-

- 2.16 The summary at page 548 of the SA indicates that the site to the north of Houghton Road would not be suitable for development given its impact upon the surrounding landscape and its encroachment into the open countryside.
- 2.17 From pre pre-application discussions in respect to land to the north of Houghton Road, the Council’s view on landscape impact (and the reference to ‘significant intrusion’ referred to in the SA) is based on development of the site extending the urban area or St Ives westwards and ‘eroding’ the separation between St Ives and Houghton and Wyton, but also to some extent between St Ives and Wyton on the Hill.
- 2.18 The gap between the site to the north of Houghton Road and Wyton on the Hill is significant – over 1km. In terms of Houghton, the gap is similar to that of St Ives West. The illustrative masterplan enclosed at **Appendix 5** demonstrates that a significant landscape buffer can be provided to the west and south west of the site. It will create a gateway to St Ives, improving the character of the arrival to St Ives at present. The proposals would not adversely impact the character and appearance of Houghton. On this basis land to the north of Houghton Road should be scored neutral, similar to St Ives West for SA Objective 6.
- 2.19 In terms of heritage (SA Objective 7), it is perverse that St Ives West can score a neutral impact and land to the north of Houghton Road can score a negative. As shown on the constraints plan enclosed at **Appendix 4**, the western element of St Ives West (Site 1 on **Appendix 2**) is wholly located within the Houghton and Wyton Conservation Area. It also comprises two listed buildings: the grade II East Lodge and grade II Houghton Poultry Research Station. In contrast, land to the north of Houghton Road is located outside of the Conservation Area and does not include any listed buildings. In pre-application discussions the Council has indicated that there are no ‘in principle’ objections to developing land to the north of Houghton Road on heritage grounds. Land to the north of Houghton Road should therefore score neutral for SA Objective 7, similar to St Ives West.

- 2.20 The result of the above is that land to the north of Houghton Road broadly scores similarly to St Ives West in the SA, demonstrating the sustainability of the site. There is no evidence which supports the Council not proposing to allocate land to the north of Houghton Road on sustainability or environmental grounds. On this basis the Council has not considered all reasonable alternatives, based on proportional evidence, as required by National Planning Policy Framework (NPPF) paragraph 182. The Local Plan, in particular the selection of sites at St Ives, is therefore not justified.
- 2.21 Indeed, given the scale of growth at other SPA settlements, it appears that the amount of growth to be delivered at St Ives has been artificially suppressed. This is despite St Ives being one of only two SPAs in Huntingdonshire to benefit from the Cambridge Guided Busway. The SA recognises at page 50 that the busway provides a “*step change in the quality and quantity of public transport*” and creates an enhanced travel choice. The adopted Core Strategy is clear at page 21 that the Guided Busway significantly improves the accessibility of St Ives. As set out in our Matter 3 hearing statement, demonstrating the exceptional sustainability of St Ives and its ability to accommodate future growth.
- 2.22 Bellway’s site to the north of Houghton Road is located on the route of the Guided Busway and is in close proximity to a bus stop. This is the sort of location which national planning policy encourages should be developed to maximise existing public transport links.

St Ives West Planning History

- 2.23 Since being first allocated in 2002, Site 1 has been subject to a number of planning applications. The first, outline planning permission was granted for approximately 90 dwellings in 2006. The permission lapsed in 2009. The most recent outline planning permission was granted in June 2016 for a similar scale of development. This permission has not yet been implemented, nor have any reserved matters or discharge of condition submissions been made.
- 2.24 The Council’s Annual Monitoring Report 2017 states that the site is now in the control of the Homes and Communities Agency (HCA) (now Homes England as of January 2018) and technical reports and surveys are currently being undertaken.
- 2.25 More recent representations to the Local Plan Submission Version from Homes England in February 2018 confirm that AECOM have undertaken a preliminary Landscape and Visual Appraisal of the site to inform a future masterplan. Draft policy SI1 sets out that the site will require the completion of a detailed masterplanning exercise to be agreed with the Council and design codes to be agreed. Further supporting information from AECOM confirmed that Homes England would commence pre-application discussions when appropriate. However, the representations also note that Site 2 will require decontamination.
- 2.26 On this basis, it seems highly likely that the original outline permission for the site is unlikely to be progressed and this site, alongside the site to the east of Houghton Grange (which is also controlled by Homes England), will be the subject of a comprehensive masterplan and fresh planning application.

- 2.27 Furthermore, Homes England's latest Land Development and Disposal Plan, published on 4 July 2018 (a copy is enclosed at **Appendix 6**) shows that Site 1 is now on the market. It is therefore clear that there is no house builder or land promoter with a proven track record promoting the site.
- 2.28 Despite benefitting from an existing allocation, Site 1 has remained unimplemented for over 16 years. There is no evidence demonstrating that there is a realistic prospect the site will be delivered, particularly in light of whether issues which have precluded the progression of the site, including known contamination, can be sufficiently overcome. It would not meet the definition of 'deliverable' in the draft NPPF, due to be published before the end of July 2018. The site should therefore be removed as a proposed allocation from the Local Plan.
- 2.29 Site 2 is also within the ownership of Homes England and is currently being marketed as part of their latest Land Development and Disposal Plan.
- 2.30 An outline application for 224 dwellings and a retail unit was submitted by the Biotechnology and Biological Sciences Research Council on 31 July 2013. It is currently undetermined, five years later.
- 2.31 The Housing Trajectory Sites Survey July 2017 evidence received from Homes England for the site states that this is able to deliver a minimum of 224 dwellings (consistent with the current planning application on the site). The suggested trajectory from Homes England showed that delivery was anticipated on the site from 2020/21 onwards. Despite this, the Council's latest trajectory in the AMR 2017 states that the capacity for the site has been kept at 125 homes in line with the draft Local Plan allocation, despite the current application being for 224 dwellings – there are clear discrepancies between what the Council considers to be appropriate on this site and what is currently proposed (and seemingly advocated by Homes England). The Council's stated capacity for the site (and that of the emerging allocation) reflects the aim to avoid coalescence between Houghton Grange and the Spires to the east; this is clearly shown on the indicative masterplan embedded within the draft Local Plan. The Council has therefore reduced the overall delivery on the site, as well as pushing back first delivery to the 2022/23 monitoring year.
- 2.32 It is clear from the above assessment that the current proposal for 224 dwellings would not be acceptable to the Council and therefore either significant amendment would be needed to the current application, or a new outline application submitted. It seems highly likely that, in combination with Site 1, a fresh masterplan (as required by the draft policy) and, thereafter, a separate planning application will be progressed for the two sites.
- 2.33 In this context, Site 2 is also not deliverable, particularly in the context of the definition of 'deliverable' provided by the draft NPPF. The site should therefore be removed from the Local Plan.

Former Car Showroom, London Road Planning History

- 2.34 Planning permission was granted for the demolition of existing buildings and clearance at the site in 2016. Despite the site being cleared, no subsequent applications have been submitted for residential development at the site.

2.35 The site comprises brownfield development. Given the previous use any future residential development is likely to be subject to significant costs to remediate the site. This perhaps explains why redevelopment of the site has not been forthcoming to date, as well as its location in Flood Zones 2 and 3 (a matter we discuss further in response to Q7).

2.36 As such there is no evidence demonstrating the site is deliverable. It should therefore be removed from the emerging Local Plan as a proposed allocation.

Q2) What is the scale and type/mix of uses proposed?

2.37 No comment.

Q3) What is the basis for this and is it justified?

2.38 No Comment.

Q4) What is the current planning status of the site in terms of planning applications, planning permissions and completions/constructions?

2.39 We respond to this question at Q1 above.

Q5) What are the benefits that the proposed development would bring?

2.40 Given our response to Q1 and Q7 that part of the proposed St Ives West and Former Car Showroom allocations are not deliverable and should be removed from the emerging Local Plan, the proposals will not bring any benefits. Indeed, there would be adverse impacts should the sites remain in the plan.

Q6) What are the potential adverse impacts of developing the site? How could they be mitigated?

2.41 Both St Ives West and the Former Car Showroom sites are undeliverable. Their inclusion in the plan would result in next to no new growth at St Ives, one of the most sustainable settlements in St Ives. This will not maintain the viability and viability of the town, which amongst its range of services and facilities also benefits from the guided busway providing regular services to Cambridge and Huntingdon.

2.42 It would also compound the severe need for affordable housing in the District. Over the past 16 years the Council has achieved 2,291 affordable housing completions, this equates to 22% of the overall total housing completions of 10,349 dwellings (143 affordable dwellings per annum). This is seen in the context of CS policy CS4 which requires the provision of 40% affordable housing on qualifying sites.

2.43 In contrast, Bellway's deliverable proposals on land to the north of Houghton Road will provide 40% affordable housing. This will amount to approximately 94 dwellings, almost an entire year's supply of affordable housing based on current delivery.

Q7) How is the site affected by flood risk? How has this been taken into account in allocating the site? How have the sequential and, if necessary, exception tests been applied?

- 2.44 Overall the Council's approach to flood risk in terms of arriving at the spatial strategy and distribution of growth is flawed, as set out in our Matter 3 hearing statement. The Council has not provided sufficient justification as to why sites at the lowest risk of flooding have been discounted from meeting the Council's identified housing needs and instead 19 sites affected by flood risk have been included as proposed allocations, including the Former Car Showroom site at St Ives.
- 2.45 National planning policy is clear (NPPF paragraph 101 and Planning Practice Guidance) that development should not be allocated in areas of medium-high flood risk if there are reasonably available alternatives within Flood Zone 1. In such cases a sequential test should be applied to ensure that development is focused on all suitable, available sites located within flood zone 1 before looking at alternative sites which are at a greater risk of flooding.
- 2.46 As set out in our response to Matter 3 (Questions 17 and 18) we highlight that there are 18 sites (inclusive of SI4, the Former Car Showroom) which are allocated in areas at risk of flooding totalling 1,590 dwellings. The allocation of these sites cannot be justified without first demonstrating why sites at lower flood risk cannot be allocated.
- 2.47 A number of sites which are located within Flood Zone 1 and are dismissed from the sequential test for 'non-flooding reasons' without any justification or clarification. The Sequential Test does not attempt to qualify these reasons or why they are given more weight than flood risk.
- 2.48 If other sustainability criteria outweigh flood risk issues then the PPG requires a reasoned and transparent justification to be reported in the SA. The SA does not provide such justification. The emerging Local Plan is therefore not justified or positively prepared. This is a view shared by the Environment Agency in their representations to the Local Plan Submission Version.
- 2.49 The Former Car Showroom site is located wholly in Flood Zones 2 and 3a, although it does benefit from flood defences.
- 2.50 The Council's Sequential Test for Flood Risk (December 2017) fails to consider all potential alternative sites in Flood Zone 1 at step 1 of the Sequential Test, including Bellway's site to the north of Houghton Road, St Ives. There is no explanation as to why this site was not considered, which is discussed further in our Matter 3 hearing statement.
- 2.51 The proposed allocation of the Former Car Showroom cannot be justified without first demonstrating why sites at lower risk of flooding cannot be allocated. If other sustainability criteria outweigh flood risk issues then the PPG requires a reasoned and transparent justification to be reported in the SA. The SA does not provide such justification. Without this justification, the Council cannot move onto applying the Exceptions Test and considering sites in Flood Zones 2 and 3 for development.
- 2.52 In terms of the Exceptions Test, no wider sustainability benefits to the community have been demonstrated which outweigh flood risk.

2.53 The emerging Local Plan, in particular the proposed allocation at the Former Car Showroom, is therefore not justified or positively prepared.

Q8) What are the infrastructure requirements/costs and are there physical or other constraints to development? How could these be addressed?

2.54 We respond to this question at Q1 above.

Q9) In particular what is the situation with waste water treatment capacity and how would any issued be resolved?

2.55 No Comment.

Q10) Is the site realistically viable and deliverable?

SI1- St Ives West

2.56 We respond to this question at Q1 above. There is insufficient evidence to demonstrate that the majority of St Ives West (i.e. Sites 1 and 2) and the Former Car Showroom are realistically viable and can be delivered, particularly in the context of the definition of 'deliverable' provided by the draft NPPF, which is likely to be published in a similar form before the end of July 2018. They should therefore be removed from the Local Plan. This would result in a minimum reduction of 364 dwellings at St Ives.

2.57 To remedy this, the Local Plan should allocate Bellway's site to the north of Houghton Road. It represents a deliverable and sustainable opportunity for 325 dwellings and public open space. The illustrative masterplan enclosed at **Appendix 5** demonstrates how the site could deliver an acceptable and deliverable development.

Q11) What is the expected timescale and rate of development and is this realistic?

2.58 We provide an assessment of the timescales in our Matter 12 hearing statement. In summary, we do not consider the expected timescales and rate of development for the proposed St Ives West or Former Car Showroom residential allocations to be realistic.

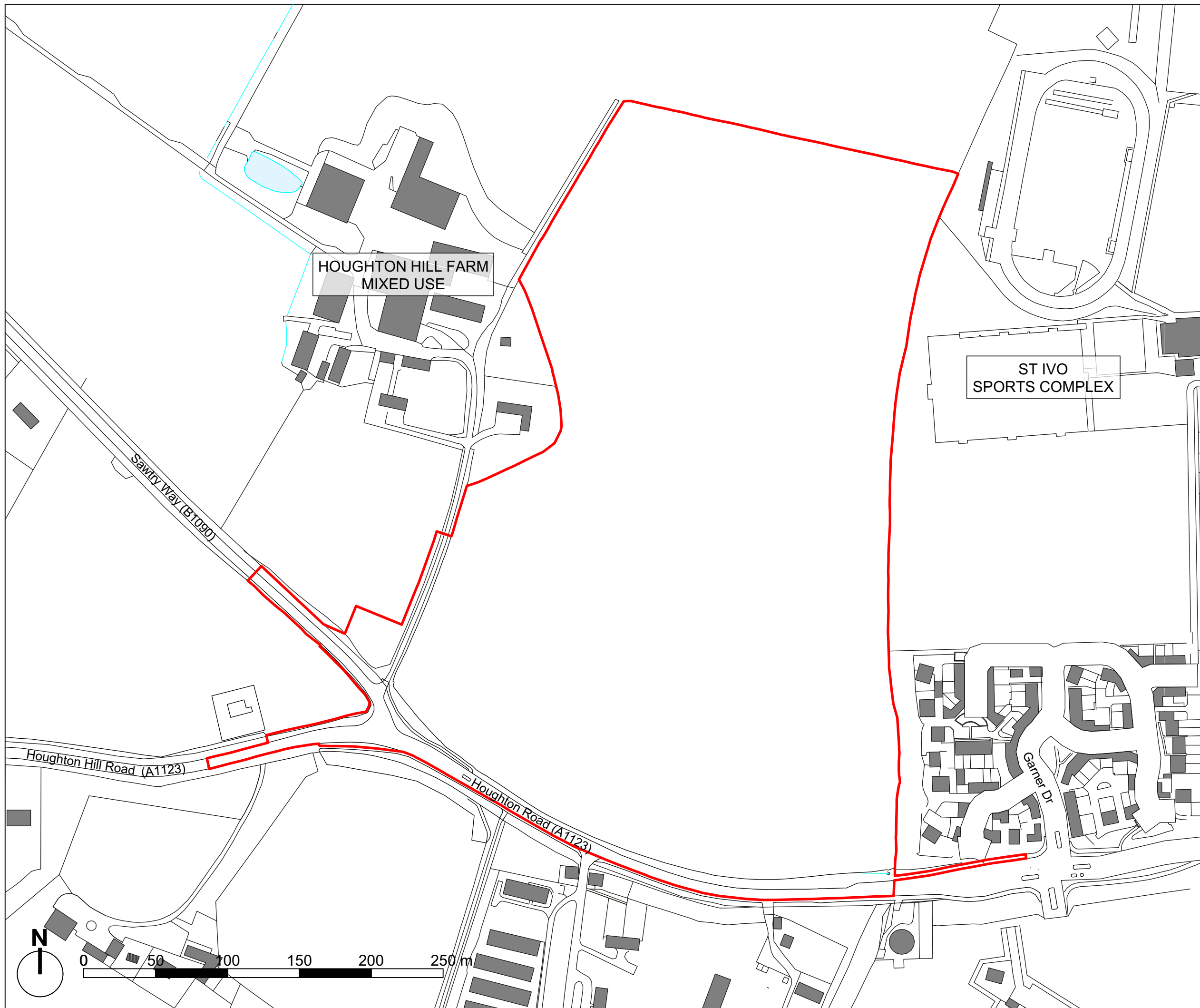
Q12) Is the boundary of the site appropriate? Is there any justification for amending the boundary?

2.59 No Comment.

Q13) Are the detailed policy requirements effective, justified and consistent with national policy?

2.60 No comment.

Appendix 1: Site Location Plan



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PLANNING

— Site boundary
(15.4ha)

Rev	Date	Revisions	Initials	Checked

Land north of Houghton Road
St Ives

Location Plan

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Date **May 2018**

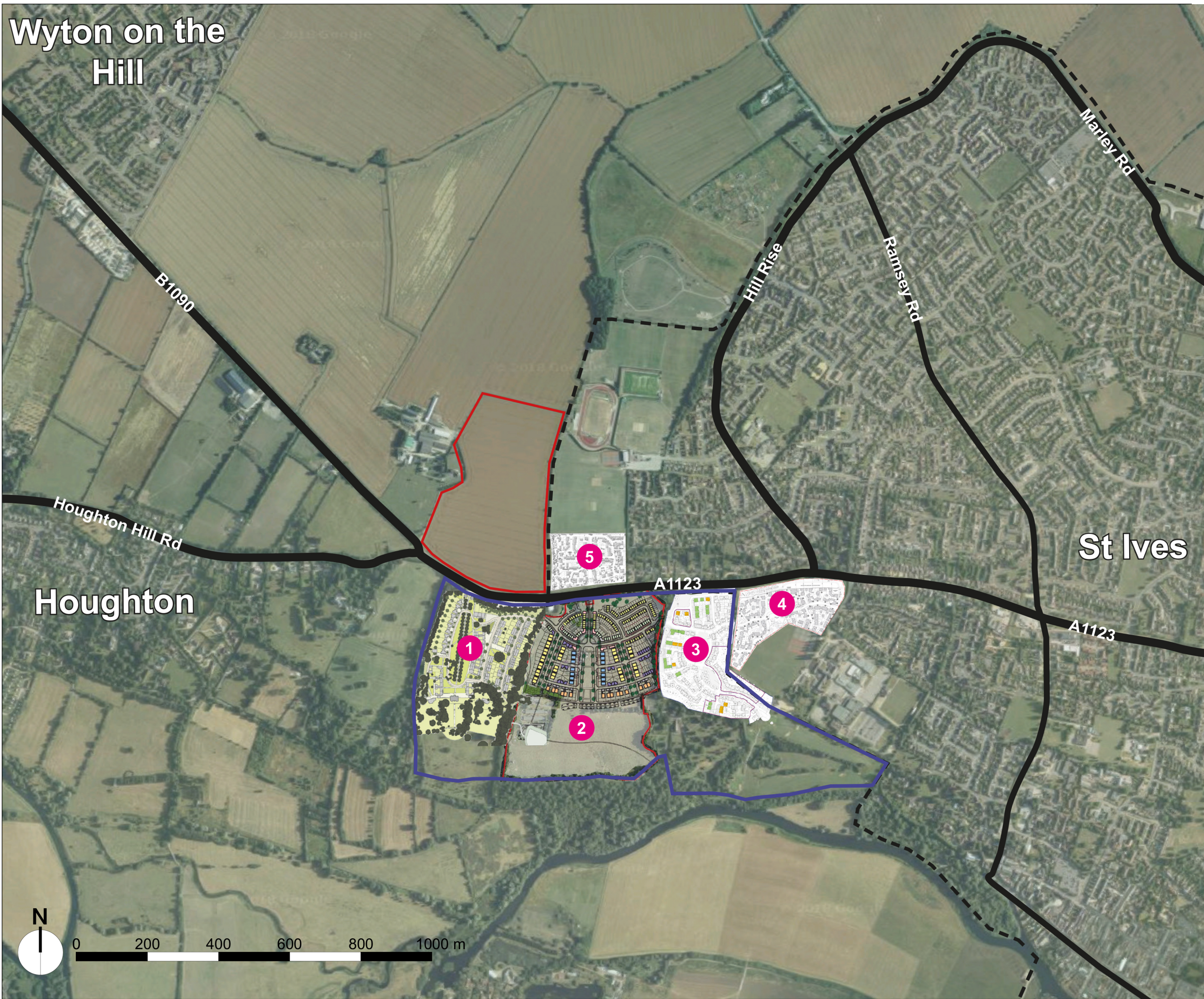
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753	L01	-

Appendix 2: Plan of St Ives West

Wyton on the Hill



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PLANNING

- Key**
- Site location
 - 1 1402210OUT - Outline Planning Permission, Approximately 90 dwellings, Decision Date: 14 June 2016 (Almost 2 years unimplemented);
 - 2 1301056OUT - Outline Planning Application, 224 dwellings and retail unit, Application yet to be determined;
 - 3 1301895OUT - Hybrid planning permission: Outline application for 125 dwellings. Full application for 59 dwellings as Phase 1; Change of use of land to Country Park including provision of a cycle path and drainage. This application was locally refused before being granted permission on Appeal. A number of applications followed the appeal decision to discharge conditions and more recently an application was submitted (17/02325/ FUL) seeking a partial re-plan of approved housing development. This revised application is not yet determined.
 - 4 0402199OUT - 102 units, David Wilson Homes
 - 5 9801132OUT - 128 units, Taylor Wimpey
 - Site Location
 - - - Settlement Edge
 - St Ives West Allocation (Huntingdonshire's Local Plan to 2036)

Rev	Date	Revisions	Initials	Checked

Land north of Houghton Road
St Ives

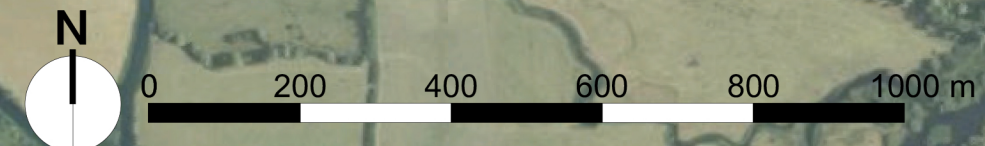
Plan of Plans

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Job	Dwg No.	Rev.
753	SK03	-



Appendix 3: Extract of Sustainability Appraisal

4 Stage B: Develop options and appraise effects

St Ives Spatial Planning Area

Figure 4.3 St Ives Spatial Planning Area: Peripheral Areas

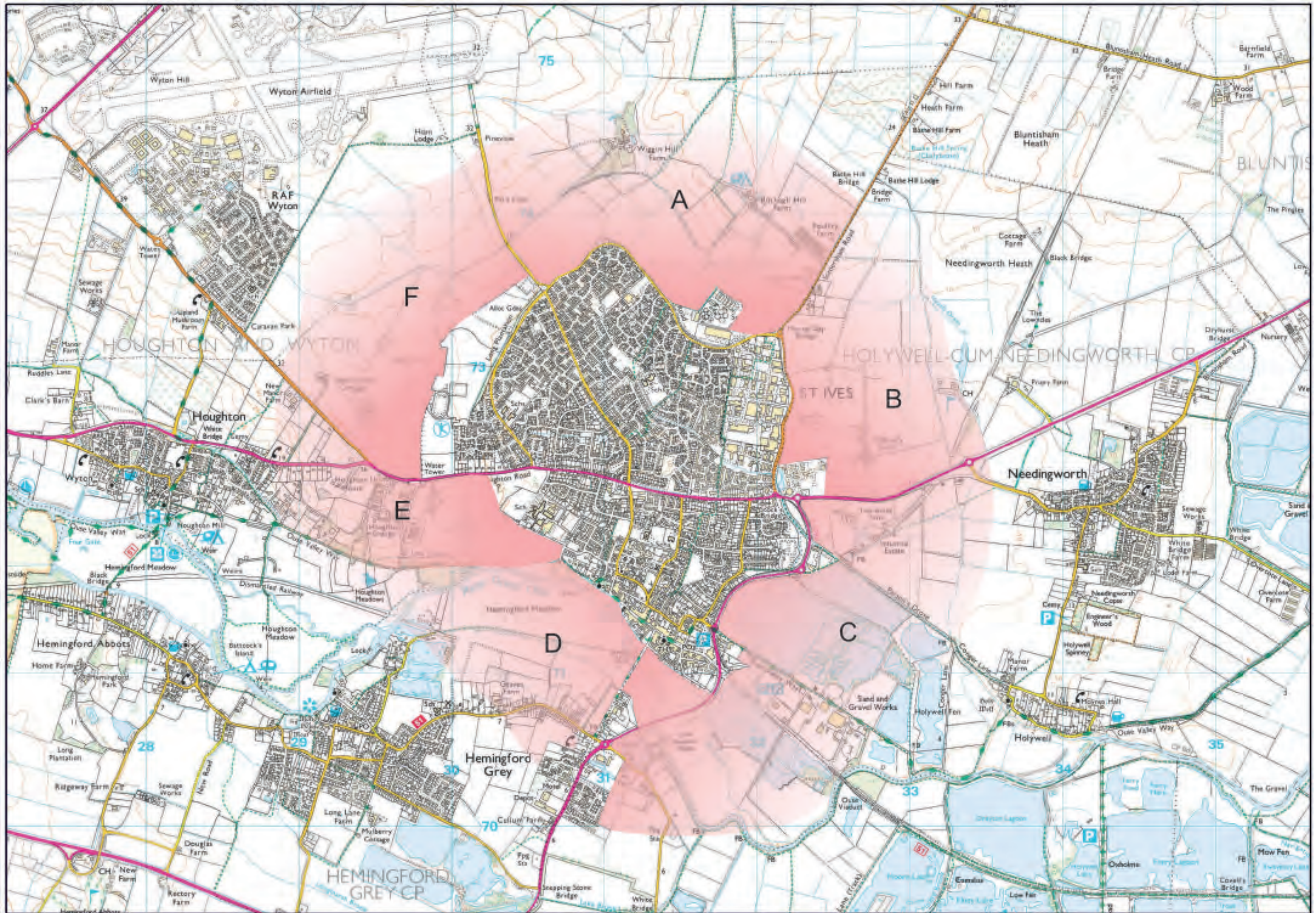


Table 4.42 : Summary of assessment of peripheral capacity for the St Ives Spatial Planning Area

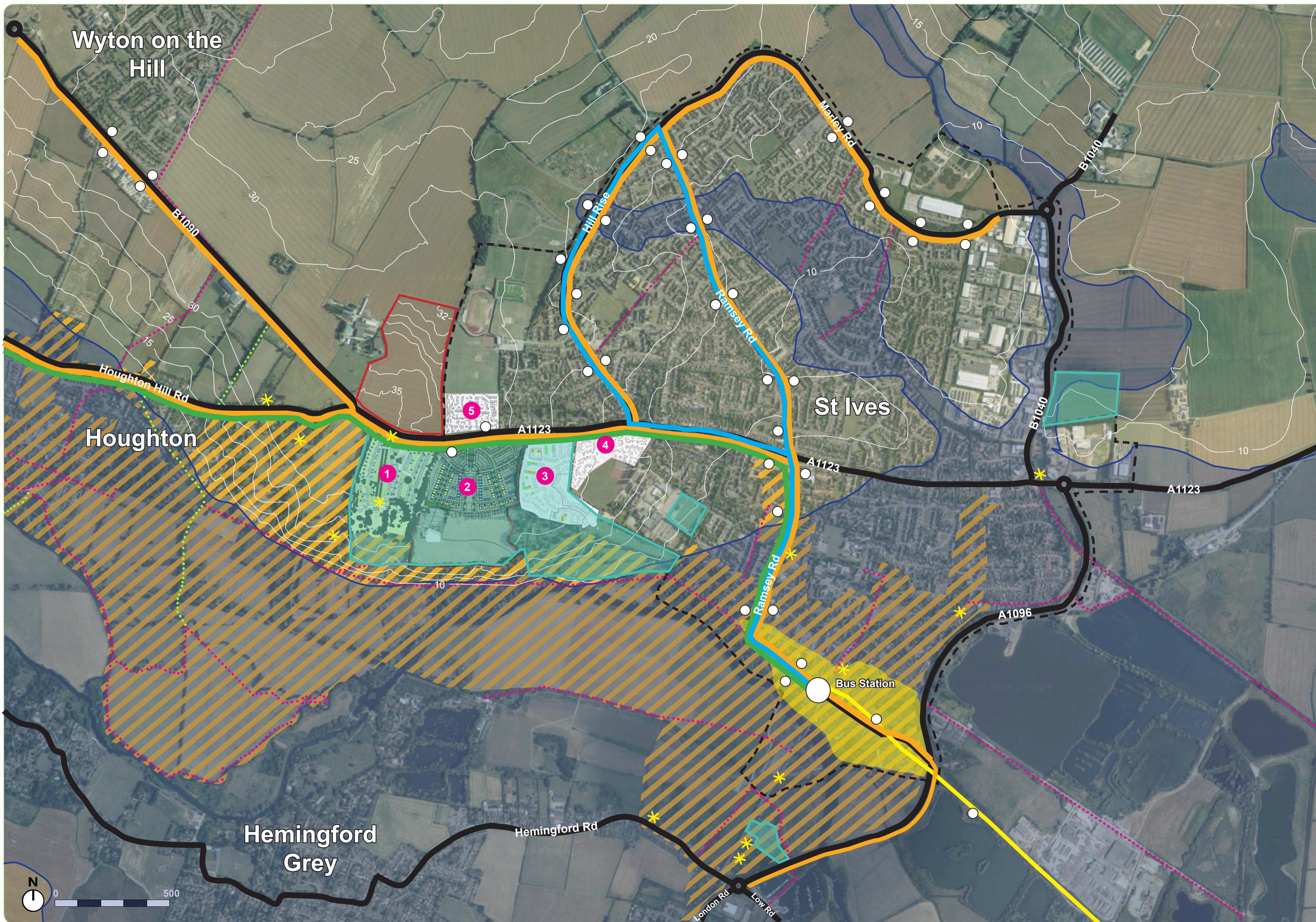
Broad Areas	Assessment Conclusion
Area A: North of St Ives between the Old Ramsey Road and the B1040	Areas of flood risk, the WWTWSA and good or very good quality agricultural land are the main constraints for this area. The Marley Road forms a well defined northern boundary for St Ives and so integration with the existing town could be challenging. A range of services are available close by, although the greater range of shopping, leisure and other services available in St Ives town centre would be a significant draw. The distance to the town centre, outside of a distance people would normally be expected to be willing to walk means that development in this area would be likely to generate substantial numbers of car trips.
Area B: East of St Ives between the Somersham Road and the A1123	Areas of flood risk and good or very good quality agricultural land are the main constraints for this area. The Marley Gap brook and the B1040 form a well defined eastern boundary for St Ives and so integration with the existing town could be challenging. The exception may be employment uses which could potentially link with the Compass Point or Caxton Road areas. Most services and facilities are some distance from this area, outside of a distance people would normally be expected to be willing to walk. This means that development

Stage B: Develop options and appraise effects 4

Huntingdonshire's Local Plan to 2036: Final Sustainability Appraisal Report |

Broad Areas	Assessment Conclusion
	in this area would be likely to generate substantial numbers of car trips. This area is considered to offer limited capacity for development allocations.
Area C: Southeast of St Ives between the A1123 and London Road	Flood risk is the main constraint for this area; as the majority is functional flood plain and other areas are zone 3a or zone 3a with climate change; opportunities for development are limited. The county wildlife sites further constrain development opportunities. This area is considered to offer no capacity for development allocations.
Area D: Southwest of St Ives between the London Road and the Thicket/ Thicket Road	Flood risk is the main constraint for this area; as the majority is functional flood plain and other areas are zone 3a with climate change; opportunities for development are limited. The wildlife designations further constrain development opportunities. This area is considered to offer no capacity for development allocations.
Area E: West of St Ives between the Thicket/ Thicket Road and the A1123/ B1090	Flood risk and agricultural land classification do not constrain this area. However the wildlife designation and heritage assets constrain development opportunities. This area was identified in the Core Strategy as a direction of growth, with Houghton Grange being previously allocated for development through the Huntingdonshire Local Plan Alteration 2002. This area is considered to offer limited capacity for development allocations.
Area F: Northwest of St Ives between the A1123/ B1090 and the Old Ramsey Road	Flood risk, other than a small area to the north and agricultural land classification do not constrain this area. Similarly there are considered to be no particular constraints arising from wildlife or heritage. However, other than the most southerly part of this area, adjacent Slepe Meadow, development of this area would be a significant intrusion into open countryside. The southeastern part of this area may have some synergy with recent and planned development and is the only part of this area that offers any potential for development. Development would also be isolated being some distance from day to day services and facilities and the more comprehensive range of facilities available in the town centre.

Appendix 4: St Ives Constraints Map



Key

- Site location

Recent Planning Applications:

- 1402210OUT - Outline Planning Permission, Approximately 90 dwellings, Decision Date: 14 June 2016 (Almost 2 years unimplemented);
- 1301056OUT - Outline Planning Application, 224 dwellings and retail unit, Application yet to be determined;
- 1301895OUT - Hybrid planning permission: Outline application for 125 dwellings. Full application for 59 dwellings as Phase 1; Change of use of land to Country Park including provision of a cycle path and drainage. This application was locally refused before being granted permission on Appeal. A number of applications followed the appeal decision to discharge conditions and more recently an application was submitted (17/02325/FUL) seeking a partial re-plan of approved housing development. This revised application is not yet determined.

Recently Built Developments:

- 0402199OUT - 102 units, David Wilson Homes
- 9801132OUT - 128 units, Taylor Wimpey

- Emerging Local Plan proposed allocations
- Settlement Edge
- Flood zone 2 and 3
- Conservation Area
- Listed buildings
- Historic core & Town centre
- Bus stops
- Guided Busway
- Guided Busway on road A
- Guided Busway on road B
- Guided Busway on road C

Appendix 5: Illustrative Masterplan



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Dimensions to be checked on site before work commences and any discrepancies reported to the Architect.

The accuracy of this drawing may be reliant upon survey information provided by third parties. No liability will be accepted by WestWaddy:ADP for errors in or arising from such third party survey information.

PLANNING

Rev	Date	Revisions	Initials	Checked

Land north of Houghton Road
St Ives

Illustrative Masterplan

The Malthouse
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Abingdon, Oxfordshire, OX14 5EB
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westwaddy **ADP**

Date July 2018

Scale 1:2500 @ A3

Drawn SM Checked HS

Job	Dwg No.	Rev.
753	SK01	-

Appendix 6: Homes England Land Development and Disposal Plan (July 2018)



Homes
England

Land Development and Disposal Plan

June 2018

#WeAreHomesEngland

Cover photographs: Upton, Northampton

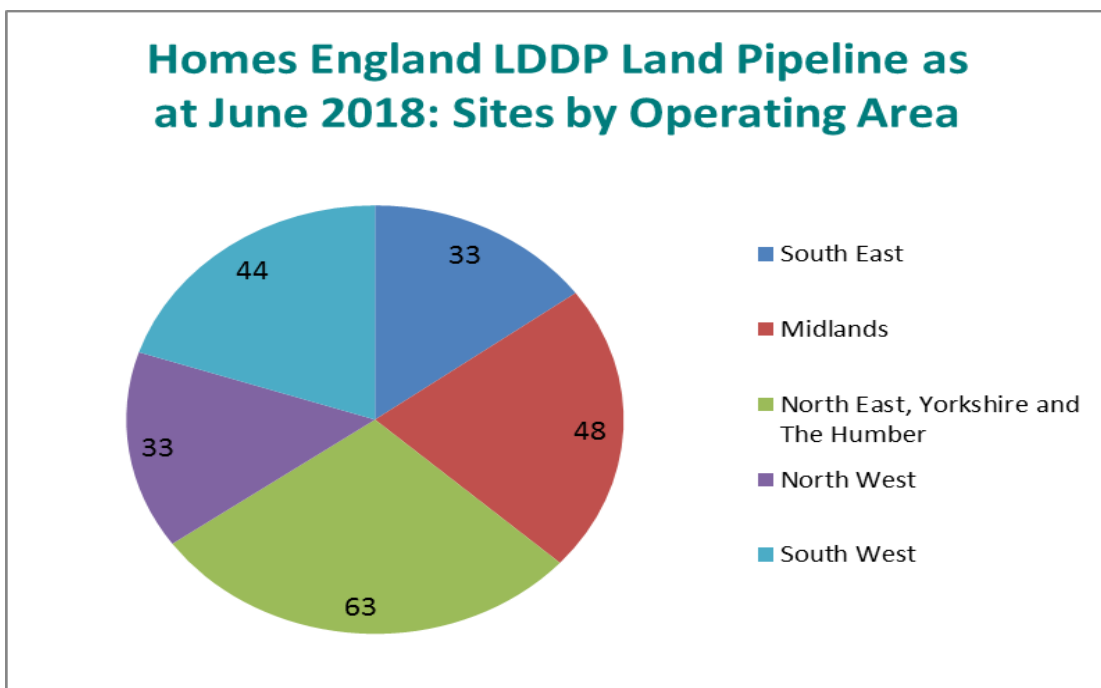
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Overview

Homes England’s Land Development and Disposal Plan (LDDP) provides an overview of the landholdings that we expect to bring forward for development and/or disposal over the next 12 months.

The Homes England structure is based around the principles of a national agency working locally and as such, the organisation delivers its functions through area-based teams outlined in the [Map of Homes England Areas](#). Homes England intends to bring to market more than 1,250 hectares of development opportunities over the next 12 months across 221 sites.



We are Homes England

In line with the Chancellor’s headline announcement at the Autumn Budget, the Ministry of Housing, Communities and Local Government is creating a new organisation that adopts a more commercial approach to respond to the long term housing challenges facing this country. The new, expanded organisation (Homes England) will play a far bigger role in investing in supply and intervening in the market to help deliver 300,000 homes a year by the middle of the next decade.

“This government is determined to build the homes our country needs and help more people get on the housing ladder. Homes England will be at the heart of leading this effort”

Sajid Javid MP
Former Secretary of State for Housing, Communities and Local Government

Homes England will act differently from its predecessor, bringing together money, land, expertise and planning and compulsory purchase powers to accelerate the supply of new homes and address affordability issues in areas of highest demand. We are now engaging Government on creating the new organisation.

Homes England's land and property portfolio

Homes England is a significant public sector landowner with a varied and complex land and property portfolio that is spread across a wide geography over England (excluding London). The portfolio comprises former New Town land, coalfield sites, assets inherited from the former Regional Development Agencies (RDAs) and sites acquired from other public landowners including from the MoD and the Department of Health. The Agency uses its local knowledge and works with local partners to help bring this land forward and create development opportunities for private developers.

Homes England continues to be the government's preferred organisation for the disposal of surplus public sector land, and it is expected that the transfer of sites from other government departments to Homes England will gather pace as these sites, in turn, will be brought to the market in order to deliver homes more quickly.

Some of the organisation's portfolio requires very little intervention prior to disposal and this land is released into the market as quickly as possible, ensuring it supports local plans and provides value for the taxpayer. Other sites however require upfront investment to make them more attractive development opportunities and to speed their development, for example, dealing with physical constraints, putting in infrastructure, or taking them through the early stages of planning.

In disposing of its land, Homes England is committed to:

- being transparent about its landholdings and the way in which land will be brought to the market;
- not holding land longer than necessary – making sure it is disposed of to support local plans and ambitions;
- disposing of land on terms that promote early development, economic activity and growth (e.g. Build Now: Pay Later)

Homes England is also guided by value for money considerations – disposals are expected to realise 'best consideration' – and disposals are governed by central government policy and practice and by procurement legislation.

Homes England's land disposal principles

Homes England has a diverse land and property portfolio with significant differences in site characteristics in terms of their size, development potential and strategic importance. As such, each development and disposal opportunity that is brought forward by the organisation is unique. Nevertheless, as part of its commitment to ensuring a consistent approach to disposing of its land, Homes England has adopted a number of 'Land Disposal Principles' including:



Through its land disposals Homes England seeks to secure Government's targets for releasing land to the market with capacity for housing while increasing both pace of delivery and increased use of modern methods of construction on our portfolio of sites through the commercial arrangements for disposals. For example, where appropriate, pace of build out and use of modern methods of construction will be specified in invitations to tender by setting the ambitions for individual sites at the right level, Homes England will secure these objectives while ensuring development sites remain attractive to builders and deliver value to the taxpayer.

The organisation has a range of proven disposal route options:

- Building leases
- Freehold disposal (predominantly for smaller sites to small builders)
- Other contractual or corporate arrangements (principally for larger or portfolios of sites)

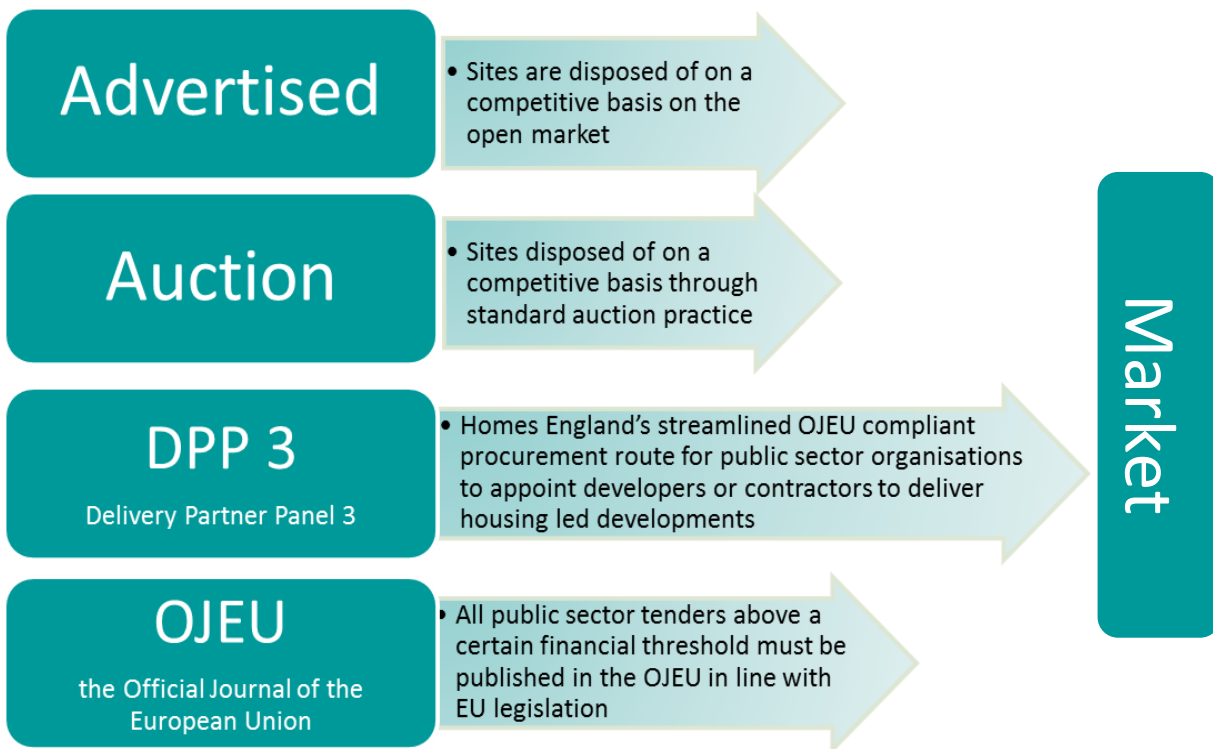
Working with partners

Homes England works jointly with local partners (such as Local Authorities, Combined Authorities and Local Enterprise Partnerships) and with other public sector land owners. In these situations, the organisation's approach to disposal will, where appropriate, take into account the policies and priorities of these partners. There may also be situations where Homes England is asked by local partners to use its land and investment in ways to contribute to the delivery of wider housing and growth/regeneration objectives and/or local priorities such as City/Growth/Housing Deals and major sites centred on new settlements such as garden villages and towns or urban extensions. The efficient and effective co-ordination of public sector land and property at the local level is the key driver of the Office of Government Property's (OGP) One Public Estate initiative and Homes England plays an important role, working with local partners to identify and dispose of surplus public land through this initiative.

Development and disposal opportunities

This plan sets out the landholdings that Homes England expects to bring forward for development and / or disposal over the next 12 months. It includes landholdings that have been identified as being of importance locally or nationally, and sites that have potential for development, predominantly for housing, but also for some commercial and amenity uses. For the first time, an interactive map is available alongside this Land Development and Disposal plan on the Homes England website. [The map](#) allows users to identify sites geographically and to view site-level details, including red-line plans, online.

The landholdings listed for disposal in this section are grouped according to the area in which they are located and a plan of the areas covered by Homes England can be found at the end of this document. Sites will be disposed of on a competitive basis i.e. by advertising or auctioning them, by bringing them to the Homes England’s Delivery Partner Panel (DPP3) or by disposing of them through an OJEU process:



Delivery Partner Panel 3 (DPP3)

DPP3 offers public sector organisations a procurement route to appoint a developer or contractor to deliver housing led developments. It comprises 70 national and regional housing developers and contractors. It accommodates all activities necessary to construct housing and associated infrastructure, ranging from development and disposal of sites for residential use, to marketing and sales of homes. DPP3 opportunities are only available to Framework members.

Further information on DPP3 can be found at <https://www.gov.uk/guidance/delivery-partner-panel-3>

This indicative disposal pipeline will be subject to on-going review including partner discussions and additional options analysis / due diligence, and it is possible that there may be substitutions or alterations to individual opportunities. However, the purpose of publishing this information now is to provide a preliminary indication to interested parties of potential disposals.

For information, the 'forecast marketing date' establishes the financial quarter in which it is intended to bring a site forward, that is Q1 (April-June); Q2 (July-September); Q3 (October-December); and Q4 (January-March).

Alongside sites with housing or commercial development potential or investment opportunities, Homes England's portfolio also includes residuary liabilities such as public open space, structural landscaping, woodland and infrastructure such as roads or watercourses. Some of these landholdings have very limited potential use, e.g. grass verges; but others, for example sites intended for use as open space following reclamation, may be subject to a range of potential options around end use including for sustainable energy generation.

We are continuing to transfer many of these sites to local authorities, Trusts and other statutory bodies, including hard infrastructure such as roads and footpaths, small residual holdings in a number of the former new towns, and open space, including in the former coalfield communities. Due to the nature of these sites, they have not been included in the disposal programme sites listed in this document, but options for disengagement from these sites continue to be explored.

For further information on any of the sites included in the LDDP please contact: landenquiries@homesengland.gov.uk quoting the parcel name and reference in your email.

Glossary of terms

Glossary of terms used in the following table columns

NB. As noted on the previous page the stated disposal route, planning status and proposed use in the site information are current at date of publication but are subject to on-going review and alteration

Column Title/term	Definition
Disposal Route	
Disposal Route	How Homes England intends to market the site
Advertised	Marketed by property agents, on site boards and in the trade press including online portals
Auction	Advertised for auction (as above)
DPP	Tendered through the Homes England Delivery Partner Panel 3 usually for larger sites
OJEU	Through issue of an Official Journal of the European Union (OJEU) notice for larger sites
Planning Status	
Planning Status	A site's status in the Planning system
Proposed allocation in Local Plan	Within a draft Local Plan : An allocation is a proposal for land for housing, industry or other uses within a Local Plan that identifies a specific area of land to be developed within the time period of the plan.
Allocated in Local Plan	An allocation is a proposal for land for housing, industry or other uses within a Local Plan that identifies a specific area of land to be developed within the time period of the plan.
Outline application submitted	Submission of a general application for planning permission to establish that a development is acceptable in principle, subject to subsequent approval of detailed matters.
Outline application granted	Grant of a general application for planning permission to establish that a development is acceptable in principle, subject to subsequent approval of detailed matters.
Detailed application submitted	Submission of a planning application seeking full permission for a development proposal, with no matters reserved for later planning approval.
Detailed application granted	Granting of a planning application seeking full permission for a development proposal, with no matters reserved for later planning approval.
None	Otherwise known as White Land; a general expression used to mean land (and buildings)

	without any specific proposal for allocation in a development plan plus any site for which a change of use is proposed but planning application not yet submitted
Proposed Use*	Homes England's view on a site's future potential use
Residential	Land proposed use for housing/dwellings
Mixed with housing	Land proposed for mixed use development including residential use, with a potential mix of complementary uses, such as employment, community and leisure uses, on a site
Industry and business	Land proposed for industrial and business (commercial) use
Other	Land proposed for uses other than residential/industrial and business and or mixed use with housing so could include transport, recreation and leisure, utilities, agriculture or strips of derelict/unused land

*Proposed land uses draw upon definitions used in the [National Land Use Database: Land Use and Land Cover Classification 2006](#)

South East

33 sites

22 residential

2 industry and business

19 DPP Disposals

0 OJEU disposals

Local Authority	Site Name	Postcode	Area Ha	Disposal Route	Proposed Use	Planning Status in respect of proposed use	Marketing Status	Site Reference
Basildon	Land At Laindon Link, Basildon	SS155AB	0.992	Advertised	Residential	None	Q4 2018/19	740
Basildon	Car Park 14 Basildon Town Centre	SS155AA	1.388	Advertised	Residential	None	Q4 2018/19	12859
Brentwood	Blood Centre, Crescent Drive, Brentwood	CM158DP	1.551	Advertised	Residential	Proposed allocation in Local Plan	Q1 2018/19	12315
Central Bedfordshire	Wrest Park Area 3 Silsoe	MK454DP	20.039	Advertised	Other	None	On Market	12293
Colchester	The Hythe Haven Road, Colchester	CO2 8HT	1.128	Advertised	Mixed with housing	Allocated in Local Plan	Q2 2018/19	2487
Corby	Site A, Station Road, Corby	NN171UJ	0.754	Advertised	Other	None	Q4 2018/19	5852
Corby	Exchange Court (Phase 2), Nr Railway Station, Corby	NN171TY	0.283	Advertised	Industry and Business	None	Q3 2018/19	1285
Crawley	Summersvere Wood Off Tinsley Land Crawley	RH109RE	4.583	DPP	Other	Allocated in Local Plan	Q4 2018/19	952
Crawley	Land East Of Tinsley Lane Crawley	RH109RE	6.960	DPP	Residential	Allocated in Local Plan	Q4 2018/19	828
Dacorum	Phase 2 Spencers Park, 3 Cherry Trees Lane Hemel Hempstead	HP2 7SZ	16.689	DPP	Residential	Outline application submitted	Q3 2018/19	5970
Dartford	Dartford Magistrates' Court, Dartford	DA1 2JH	0.222	Advertised	Residential	None	Q2 2018/19	13530
Huntingdonshire	Phase 1 Houghton Grange Houghton Road Huntingdon	PE282BZ	12.110	DPP	Residential	Outline application submitted	On Market	12317

Kettering	Kettering County Court, Dryland Street Kettering	NN160BH	0.092	Advertised	Residential	None	Q1 2018/19	13451
Medway Towns	Chatham Maritime - J7 - Dock Head Road Chatham	ME4 3ER	0.514	Advertised	Mixed with housing	None	On Market	7801
Medway Towns	Chatham Maritime - Interface Land - Dock Road Chatham	ME4 3ER	5.646	DPP	Mixed with housing	Allocated in Local Plan	Q2 2018/19	7796
Milton Keynes	Towergate A Development Land Milton Keynes	MK178LU	5.760	DPP	Residential	Proposed allocation in Local Plan	Q3 2018/19	6229
Milton Keynes	Phase 3 Tattenhoe Park Milton Keynes	MK4 3FN	7.845	DPP	Residential	Outline application granted	On Market	8435
Milton Keynes	Phase 2 Tattenhoe Park Milton Keynes	MK4 3FN	3.184	DPP	Residential	Outline application granted	On Market	8430
Northampton	Land at Landmore Road, Hardingstone, Northampton	NN4 7BW	10.776	DPP	Residential	Outline application granted	Q4 2018/19	17752
Northampton	Upton Lodge Sue, Weedon Road, Northampton	NN2 6NN	69.468	DPP	Mixed with housing	Allocated in Local Plan	Q3 2018/19	6198
Peterborough	Gloucester Centre Peterborough	PE2 7JU	6.453	DPP	Residential	Proposed allocation in Local Plan	Q4 2018/19	17860
South Cambridgeshire	Phase 2A Northstowe	CB243DE	8.071	DPP	Residential	Outline application granted	On Market	18174
South Cambridgeshire	Ida Darwin Hospital Cambridge	CB215EE	26.813	DPP	Residential	Outline application granted	Q2 2018/19	17859
Southend-on-Sea	Fossett's Farm, Fossett's Way, Southend	SS2 5QP	12.093	DPP	Residential	None	Q4 2018/19	18329
St. Albans	Land at Cherry Tree Lane, Spencers Park (TCE) Hemel Hempstead	HP2 7HW	7.682	DPP	Residential	Outline application submitted	Q3 2018/19	18333
St. Edmundsbury	Bury St Edmunds Magistrates' And Crown Court, Honey Hill, Bury St Edmunds	IP331RS	0.124	Advertised	Mixed with housing	None	On Market	13813
Stevenage	Land At North Road Stevenage	SG1 4AH	6.370	Advertised	Industry and Business	None	Q2 2018/19	894

Swale	Phase 3 Site (Klondyke Ind Est) Rushenden Road Queenborough	ME115HX	6.967	DPP	Residential	Allocated in Local Plan	Q3 2018/19	2986
Swale	Phase 2 Site (Former Twyford's Site) Rushenden Road, Queenborough	ME115HX	9.938	DPP	Residential	Allocated in Local Plan	Q3 2018/19	2553
Swale	Former Mill Site, Rushenden Road Queenborough	ME115JS	5.272	DPP	Residential	Allocated in Local Plan	Q3 2018/19	17644
Thanet	New Haine Road, Ramsgate	CT125AG	13.219	DPP	Residential	Outline application granted	On Market	17813
Waveney	Lowestoft Magistrates' Court Old Nelson Street Lowestoft	NR321HJ	0.313	Advertised	Other	None	On Market	13533
Welwyn Hatfield	Land At Hernes Lane, Panshanger, Welwyn Hatfield	AL7 2EA	7.836	Advertised	Residential	Proposed allocation in Local Plan	Q1 2019/20	905

Midlands

48 sites

29 residential

16 industry and business

9 DPP Disposals

0 OJEU disposals

Local Authority	Site Name	Postcode	Area Ha	Disposal Route	Proposed Use	Planning Status in respect of proposed use	Marketing Status	Site Reference
Birmingham	Adjacent Lb19 - Aston Hall Road, Aston, Birmingham	B6 7TG	0.775	Advertised	Industry and Business	Allocated in Local Plan	On Market	5976
Birmingham	Land At Shaftmoor Lane Hall Green Birmingham	B28 8SP	2.384	DPP	Residential	None	Q4 2018/19	13672
Birmingham	Land At York Road/Shaftmoor Lane, Hall Green Birmingham	B28 8SP	5.594	DPP	Residential	None	Q3 2018/19	17739
Cannock Chase	Plot C, Lea Hall Off A5 Rugeley Road Rugeley	WS151UZ	1.327	Advertised	Residential	None	On Market	11438
Cannock Chase	Walkmill Lane, Bridgtown	WS110LR	3.261	DPP	Residential	Outline application granted	On Market	13851
Dudley	Dudley County Court Offices Hagley Road, Stourbridge	DY8 1QL	0.073	Advertised	Other	None	On Market	12703
Dudley	Former Ridge Hill Hospital, Dudley	DY8 5ST	10.131	DPP	Residential	Outline application granted	Q4 2018/19	12006
East Staffordshire	Burton on Trent Magistrates Court, Horninglow Street	DE141PH	0.214	Advertised	Industry and Business	None	On Market	13539
East Staffordshire	Land off Shobnall Road Burton on Trent	DE142AS	3.480	DPP	Residential	Proposed allocation in Local Plan	Q1 2019/20	13585
Leicester	Westbridge Day Nursery, Leicester	LE3 6RJ	0.271	Advertised	Residential	None	Q2 2018/19	13179
Melton	St Mary's Hospital, Part Hospital Site, Melton Mowbray	LE131SJ	1.329	DPP	Residential	Proposed allocation in Local Plan	Q4 2018/19	12444

Nottingham	Chalfont Drive, Beechdale Nottingham	NG8 3RN	3.018	Advertised	Residential	None	Q1 2019/20	12005
Rugby	Zone 2 (Plot 1) Ansty Park Rugby	CV7 9JP	1.707	Advertised	Industry and Business	None	On Market	13902
Sandwell	Sandwell Magistrates' Court, Sandwell	B69 4JN	0.507	Advertised	Industry and Business	None	On Market	13540
Shropshire	Brownlow Road - Ellesmere	SY120AP	1.809	Advertised	Residential	Outline application granted	Q1 2018/19	13765
Shropshire	Mile Bank Road, Whitchurch	SY134JY	5.828	Advertised	Residential	Outline application granted	On Market	13931
South Staffordshire	The Limes, School Road Himley	DY3 4LL	1.234	Advertised	Residential	None	Q1 2018/19	2034
Stoke-on-Trent	Land at Sideway, Stoke on Trent	ST4 8QT	11.904	Advertised	Residential	None	Q4 2018/19	2261
Stratford-on-Avon	Luddington Road Nr Stratford	CV37 9SJ	4.445	Advertised	Residential	None	Q2 2018/19	12314
Stratford-on-Avon	Station Road, Fenny Compton Site, Stratford	CV472SE	6.029	Advertised	Residential	Outline application submitted	Q2 2018/19	17744
Telford and Wrekin	Land off Lightmoor Lane (Croppings Farm) Telford	TF4 3QQ	0.586	Advertised	Residential	None	Q2 2018/19	1391
Telford and Wrekin	Land At Park Road, Dawley Bank Telford	TF4 2BG	0.408	Advertised	Residential	Outline application granted	Q1 2019/20	1461
Telford and Wrekin	Plot 12, Hortonwood Telford	TF1 7YU	3.836	Advertised	Industry and Business	Allocated in Local Plan	On Market	1509
Telford and Wrekin	Plot 6 Hortonwood Telford	TF1 7FR	2.498	Advertised	Industry and Business	Allocated in Local Plan	On Market	1511
Telford and Wrekin	Plot 1 Hortonwood 65 Telford	TF6 6DT	3.913	Advertised	Industry and Business	Allocated in Local Plan	On Market	1512
Telford and Wrekin	Plot D Hortonwood Business Park Telford	TF1 7FA	10.426	Advertised	Industry and Business	Allocated in Local Plan	On Market	6056
Telford and Wrekin	Plot B, Hortonwood Telford	TF1 7FA	2.730	Advertised	Industry and Business	Allocated in Local Plan	On Market	10669
Telford and Wrekin	Remainder Of Plot E, Hortonwood Telford	TF1 7FA	2.152	Advertised	Industry and Business	Allocated in Local Plan	On Market	10678
Telford and Wrekin	Wheat Leasows, Telford	TF1 6AJ	10.233	Advertised	Industry and Business	None	Q2 2018/19	1547
rd and Wrekin	Land & Buildings Adj Horton Farm (Plot C) Telford	TF6 6DT	0.482	Advertised	Residential	Outline application granted	Q2 2018/19	1552

Telford and Wrekin	Land Off Horton Lane (Plot A)	TF6 6DT	0.832	Advertised	Residential	Outline application granted	Q2 2018/19	1557
Telford and Wrekin	T54 - Plot 7, Naird Lane, Telford	TF119PQ	7.474	Advertised	Industry and Business	Proposed allocation in Local Plan	On Market	1565
Telford and Wrekin	Site C Pool Hill Road Telford	TF4 3AS	0.268	Advertised	Residential	Allocated in Local Plan	Q3 2018/19	1587
Telford and Wrekin	Site D Pool Hill Road Telford	TF4 3AS	0.636	Advertised	Residential	Allocated in Local Plan	Q3 2018/19	1588
Telford and Wrekin	Plots Rock Road, Old Park Roundabout Telford	TF3 5BL	0.669	Advertised	Residential	Allocated in Local Plan	On Market	1446
Telford and Wrekin	Plots- Moor Farm, Majestic Way Telford	TF4 3SN	2.553	Advertised	Residential	Allocated in Local Plan	Q4 2018/19	1472
Telford and Wrekin	Priorslee Road (Phase 2) Telford	TF2 9HE	3.117	Advertised	Residential	Allocated in Local Plan	Q2 2018/19	1436
Telford and Wrekin	Shawbirch East Campus Site Whitchurch Drive Telford	TF6 6ES	22.155	Advertised	Industry and Business	Allocated in Local Plan	On Market	1527
Telford and Wrekin	Old Park Phase 1 And 2, Telford	TF3 4TD	6.539	Advertised	Residential	Allocated in Local Plan	Q4 2018/19	1445
Telford and Wrekin	Land at Priorslee East off Castle Farm Way (J1/J2)Telford	TF2 9GZ	3.046	Advertised	Residential	Outline application granted	Q2 2018/19	1443
Telford and Wrekin	Land off Newcomen Lane, Woodside (Rough Park 3) Telford	TF7 5UB	4.230	Advertised	Residential	Allocated in Local Plan	Q1 2019/20	1480
Telford and Wrekin	Woodlands, Horsehay Lightmoor Telford	TF4 3QH	6.986	DPP	Residential	Outline application granted	Q2 2018/19	11416
Telford and Wrekin	Plot A(I), Wheat Leasows East Off Queensway Telford	TF1 6AJ	1.029	Advertised	Industry and Business	Outline application granted	On Market	13408
Telford and Wrekin	Plot 7, Wheat Leasows East Off Queensway Telford	TF1 6AJ	1.338	Advertised	Industry and Business	Outline application granted	On Market	13410
Telford and Wrekin	Plot E, Wheat Leasows East Off Queensway Telford	TF1 6AJ	0.459	Advertised	Industry and Business	Outline application granted	On Market	13411
Wolverhampton	Former Royal Hospital Plot C Sutherland Place Wolverhampton	WV2 1BX	2.984	DPP	Mixed with housing	None	Q3 2018/19	12538

Wolverhampton	Former Royal Hospital Plot B Sutherland Place Wolverhampton	WV2 1BX	0.940	Advertised	Residential	None	Q3 2018/19	17919
Wyre Forest	Development Site - Former Lea Castle Hospital Site Kidderminster	DY103PP	48.674	DPP	Mixed with housing	Outline application granted	Q2 2018/19	8676

North East, Yorkshire & The Humber

63 sites

28 residential

19 industry and business

21 DPP Disposals

0 OJEU disposals

Local Authority	Site Name	Postcode	Area Ha	Disposal Route	Proposed Use	Planning Status in respect of proposed use	Marketing Status	Site Reference
Bassetlaw	Manton Wood - Roads And Residual - Nr Worksop	S80 2RS	1.059	Auction	Other	Detailed application granted	On Market	2276
Bassetlaw	Worksop & Retford Magistrates' Court Potter Street Worksop	S80 2AQ	0.128	Advertised	Industry and Business	None	On Market	13582
Calderdale	Halifax Magistrates' Court Blackwall Halifax	HX1 2AN	0.331	Advertised	Other	Detailed application granted	On Market	13465
Chesterfield	Chesterfield County Court Spa Lane Chesterfield	S41 7TD	0.123	Advertised	Industry and Business	None	On Market	13463
County Durham	Vane Tempest Highway, Seaham	SR7 7WU	14.006	Auction	Other	Detailed application granted	On Market	2298
County Durham	Foxcover Industrial Estate	SR7 7DN	2.687	Auction	Other	Detailed application granted	On Market	6092
County Durham	Heart Of The Park (Ons_08) - Elstob Road New Aycliffe	DL5 6BD	1.649	Advertised	Industry and Business	Allocated in Local Plan	On Market	11571
Doncaster	Doncaster County Court Waterdale Doncaster	DN1 3BT	0.117	Advertised	Residential	None	On Market	13476
Hartlepool	Queens Meadow (Ons_14) Off Stockton Road Hartlepool	TS255TB	49.838	Advertised	Industry and Business	Allocated in Local Plan	On Market	12133
Hartlepool	Light Industrial Units Off Stockton Road Hartlepool	TS255TB	2.525	Advertised	Industry and Business	Detailed application granted	Q2 2018/19	12288
Newcastle upon Tyne	Newburn Riverside Hotel Site Newcastle	NE215SA	1.585	Advertised	Industry and Business	Allocated in Local Plan	On Market	2422

Newcastle upon Tyne	Newburn Haugh (Ons_20) Newburn Industrial Estate Newcastle	NE159RT	2.719	Advertised	Industry and Business	Allocated in Local Plan	Q4 2018/19	11157
Northumberland	Hadston Industrial Estate Hadston Nr Amble	NE659YG	1.683	DPP	Residential	Allocated in Local Plan	Q1 2018/19	2414
Northumberland	Dun Cow Quay - Development Plots Blyth	NE242AY	0.263	Advertised	Industry and Business	Allocated in Local Plan	On Market	2425
Northumberland	Land and West Hartford Industrial Estate (East), Cramlington	NE233JP	15.510	DPP	Residential	Allocated in Local Plan	Q1 2019/20	11709
Northumberland	Plot 4 Nelson Park West Nelson Road Cramlington	NE231WQ	4.010	Advertised	Industry and Business	Allocated in Local Plan	On Market	12476
Northumberland	Plot 2 Nelson Park West Nelson Road Cramlington	NE231WQ	1.059	Advertised	Industry and Business	Allocated in Local Plan	On Market	12482
Redcar and Cleveland	Invista Site, Wilton International Graystone Road Redcar	TS104RG	34.219	Advertised	Other	Allocated in Local Plan	On Market	7678
Rotherham	Todwick Road Dinnington	S25 2JY	2.505	Auction	Other	Detailed application granted	On Market	6180
South Tyneside	Monkton Business Park Mill Lane South Tyneside	NE312JZ	0.772	Auction	Other	Detailed application granted	On Market	2305
Leeds	Wealstun Phase 2 Grange Avenue Thorp Arch	LS237AZ	6.555	DPP	Residential	Proposed allocation in Local Plan	Q3 2018/19	11755
Sunderland	East Sheepfolds Industrial Estate Sunderland	SR5 1SN	1.145	Advertised	Mixed with housing	Allocated in Local Plan	Q1 2019/20	2387
Sunderland	South Sheepfolds Ind Est Easington St Sunderland	SR5 1SN	0.229	Advertised	Residential	Allocated in Local Plan	Q1 2018/19	2386
County Durham	Consett Magistrates' Court Ashdale Road Consett	DH8 6LZ	0.535	Advertised	Residential	None	Q2 2018/19	13461
Kingston Upon Hull	Land at Tower Street Hull	HU1 1QE	0.777	Advertised	Mixed with housing	None	Q4 2018/19	2605

Sunderland	Camrex House, Hudson Road Sunderland	SR1 2AQ	0.164	Advertised	Residential	Detailed application submitted	On Market	2721
Sunderland	Sunniside Central Sunderland	SR1 1EY	0.396	Advertised	Mixed with housing	Allocated in Local Plan	Q3 2018/19	2404
Newcastle upon Tyne	East Quayside (Ons_05) Newcastle	NE1 2PE	0.800	DPP	Residential	None	Q2 2018/19	11174
Bolsover	Land at Pinxton, Bolsover	NG16 6PD	8.524	DPP	Residential	None	Q4 2018/19	12002
Doncaster	Carr Lodge (Phase 2) Woodfield Way, Doncaster	DN4 8TU	12.702	DPP	Residential	Allocated in Local Plan	On Market	8450
Northumberland	Land at St George's Hospital (Phase 2) Morpeth	NE612NY	14.174	DPP	Residential	Outline application submitted	On Market	2066
Hartlepool	Land at Oakesway Industrial Estate, Hartlepool (ONS_13)	TS240RH	15.652	DPP	Residential	Allocated in Local Plan	Q1 2019/20	11705
Bolsover	Brookvale (Phase 1C) Shirebrook, Derbyshire	NG208AT	13.440	DPP	Residential	Outline application granted	Q1 2019/20	5978
Barnsley	Tankersley Developable Employment Site East Dearne Valley	S74 0QA	1.576	Advertised	Other	None	On Market	12792
Barnsley	Land At High Street Shafton, Barnsley	S72 8PU	1.255	Advertised	Residential	Outline application granted	Q2 2018/19	17708
Bolsover	Brookvale Phase 1B Meadow Lane Shirebrook	NG208AT	6.126	DPP	Residential	Outline application granted	On Market	17790
Chesterfield	Walton Land, Harehill Road, Walton	S40 3HW	1.495	Advertised	Residential	Outline application granted	Q2 2018/19	11916
Chesterfield	Walton Land, Whitecotes Lane, Walton	S40 3HW	3.027	DPP	Residential	Outline application granted	Q2 2018/19	17820
County Durham	Land Removed From Car Park Foxcover	SR7 7DN	0.016	Auction	Other	Detailed application granted	On Market	13048
County Durham	Meadowfield Industrial Estate (Ons_10) Browney Lane Meadowfield	DH7 8RJ	3.346	Advertised	Industry and Business	Allocated in Local Plan	On Market	11703
County Durham	Meadowfield Site A Browney Lane Meadowfield	DH7 8RJ	3.706	Advertised	Industry and Business	Allocated in Local Plan	On Market	13567

County Durham	Meadowfield Site B Browney Lane Meadowfield	DH7 8RJ	6.346	Advertised	Other	Allocated in Local Plan	On Market	13568
County Durham	Meadowfield Site C Browney Lane Meadowfield	DH7 8RJ	7.992	Advertised	Residential	Allocated in Local Plan	On Market	13570
County Durham	Meadowfield Industrial Estate - Encora Browney Lane Meadowfield	DH7 8RJ	0.926	Advertised	Industry and Business	Allocated in Local Plan	On Market	18133
County Durham	Merrington Lane Industrial Estate - Phase 1 Spennymoor	DL167XL	3.897	DPP	Residential	Outline application granted	Q2 2018/19	18111
Doncaster	Carr Lodge (Ph3 Site 3A) Woodfield Way, Doncaster	DN4 8TU	14.970	DPP	Residential	Allocated in Local Plan	Q1 2019/20	17936
East Riding of Yorkshire	Plot A - Goole36, Goole	DN148GA	13.692	Advertised	Industry and Business	Outline application granted	On Market	13171
East Riding of Yorkshire	Plot E - Goole36, Goole	DN148GA	40.162	Advertised	Industry and Business	Outline application granted	On Market	13175
East Riding of Yorkshire	Plot F - Goole36, (M62 J 26) Goole	DN148GA	0.556	Advertised	Industry and Business	Outline application granted	On Market	13177
East Riding of Yorkshire	Plot G - Goole36, (M62 J 26) Goole	DN148GA	1.056	Advertised	Industry and Business	Outline application granted	On Market	13178
Kingston Upon Hull	Plot 12 Burma Drive Hull	HU9 5SD	1.384	Advertised	Industry and Business	Allocated in Local Plan	On Market	12702
Kingston Upon Hull	Plot 1A, Burma Drive	HU9 5SD	0.235	Advertised	Industry and Business	Outline application granted	On Market	13306
Leeds	Land On The South West Side Of Leeds Road Allerton Bywater	WF102DS	0.142	Advertised	Other	None	On Market	17927
North East Derbyshire	Coney Green Farm Clay Cross	S45 9JW	2.359	Auction	Other	Detailed application granted	On Market	13838
North Tyneside	Whitley Road Longbenton North Tyneside	NE12 9SE	2.237	DPP	Residential	None	Q3 2018/19	11842
Northumberland	Prudhoe Moor, Moor Road Prudhoe	NE425NN	65.717	Advertised	Other	Allocated in Local Plan	On Market	13192
Northumberland	Unit Bt111/1 Hadston Ind Estate Hadston Nr Amble	NE659YG	0.460	DPP	Residential	Allocated in Local Plan	Q1 2018/19	12487

Redcar and Cleveland	Kirkleatham Residential (Phase 1) Redcar	TS105NJ	12.504	DPP	Residential	Outline application granted	On Market	18191
Sunderland	Land at Cherry Knowle Hospital (Phase 2) Sunderland	SR2 0NB	6.385	DPP	Residential	Outline application granted	Q4 2018/19	13774
Wakefield	Sg3 And Sg3A, Glasshoughton	WF105HX	4.099	DPP	Residential	Outline application granted	On Market	13003
York	York Central Phase 1 Leman's Yard - Parcel 1 off Leeman's Road York	YO264XD	0.416	DPP	Residential	Proposed allocation in Local Plan	Q1 2019/20	18121
York	York Central Phase 1 Leman's Yard - Parcel 2 off Leeman's Road York	YO264XD	2.030	DPP	Residential	Proposed allocation in Local Plan	Q1 2019/20	18122
York	Concrete Works Parcel 10 south of Leeman Road York	YO264WN	1.626	DPP	Residential	Proposed allocation in Local Plan	Q1 2019/20	17721

North West

33 sites

21 residential

6 industry and business

13 DPP Disposals

0 OJEU disposals

Local Authority	Site Name	Postcode	Area Ha	Disposal Route	Proposed Use	Planning Status in respect of proposed use	Marketing Status	Site Reference
Burnley	Site 1 (Aircelle) Michelin Site Widow Hill Court Burnley	BB102EJ	3.046	Advertised	Industry and Business	Detailed application granted	Q3 2018/19	2449
Burnley	Land off Holmes Lane, Padiham, Burnley	BB128UA	6.201	DPP	Residential	None	Q1 2019/20	13949
Bury	East Lancs Paper Mill, Cross Lane, Radcliffe	M26 2RF	14.892	DPP	Residential	None	Q2 2018/19	13121
Chorley	Land At Cowling Brow Greenside Euxton	PR7 6AR	0.676	Advertised	Residential	Allocated in Local Plan	Q2 2018/19	12815
Chorley	Cowling Farm Cowling Brow Chorley	PR6 9EA	5.786	DPP	Residential	Allocated in Local Plan	Q1 2019/20	12817
Copeland	Land at Harras Moor (North), Whitehaven	CA286SW	7.853	Advertised	Residential	Outline application submitted	Q2 2018/19	17745
Halton	Sandymoor North Phase 3, Halton	WA7 1XJ	6.113	DPP	Residential	Allocated in Local Plan	Q2 2018/19	1754
Halton	Sandymoor North Phase 2, Halton	WA7 1XJ	5.546	DPP	Residential	Allocated in Local Plan	Q2 2018/19	7688
Lancaster	Royal Albert Farm, Lancaster	LA1 4JJ	3.426	Advertised	Residential	Outline application granted	On Market	9155
Lancaster	Lundsfield, Carnforth	LA5 9AG	12.398	DPP	Residential	Allocated in Local Plan	Q4 2018/19	17697
Liverpool	Land At Venture Point Speke	L24 9PB	6.444	Auction	Industry and Business	Detailed application granted	Q2 2018/19	5997
Liverpool	Venture Point - Plot 11 Speke	L24 9PB	0.154	Advertised	Other	Allocated in Local Plan	On Market	8487
Liverpool	Venture Point - Plot 1 Speke	L24 9PB	0.396	Advertised	Industry and Business	Allocated in Local Plan	On Market	8515

Preston	Cottam Local Centre (Parcel F) Merry Trees Lane, Preston	PR4 0NY	0.315	Advertised	Other	Outline application granted	Q1 2018/19	1638
Preston	Preston East Expansion Area, Bluebell Way ,Preston	PR2 5SH	25.495	Advertised	Industry and Business	Allocated in Local Plan	Q3 2018/19	1673
Preston	Land off Ladybank Avenue, Preston	PR2 9UG	1.196	Advertised	Residential	None	On Market	6136
Preston	Land off Cottom Way (Cottam Hall Plots 14 and 15), Cottam, Preston	PR4 0WD	5.524	DPP	Residential	Outline application granted	Q1 2019/20	1656
Preston	Ribbleton Hospital, Miller Road, Preston	PR2 6LP	3.601	DPP	Residential	None	Q1 2019/20	17770
Rochdale	Former Car Craft Site, Nixon Street, Castleton, Rochdale	OL113JG	5.865	DPP	Residential	Outline application granted	Q3 2018/19	18314
South Lakeland	Kendal Magistrates' Court Dockray Hall Road Kendal	LA9 4SF	0.538	Advertised	Residential	Proposed allocation in Local Plan	Q2 2018/19	13440
South Ribble	Land at Carwood Road, South Ribble	PR5 4LT	2.027	Advertised	Residential	Allocated in Local Plan	Q2 2018/19	1713
South Ribble	Croston Road Phase 1, Farrington, Leyland	PR266PZ	19.207	Advertised	Mixed with housing	Outline application granted	Q1 2019/20	18234
St. Helens	Marshalls Cross Road (DH), Peasley Cross, St Helens	WA93BZ	1.822	Advertised	Residential	Allocated in Local Plan	Q2 2018/19	11982
Stockport	Land To The South West Of Royal George Street, Stockport College	SK3 8AS	1.344	Advertised	Residential	None	Q3 2018/19	13291
Warrington	Car Park Renaissance Hs Slutchers Lane Warrington	WA1 1QX	0.396	Advertised	Other	Allocated in Local Plan	On Market	2428
Warrington	Grappenhall Lane (MOJ06) Appleton Thorn, Warrington	WA4 4TA	1.180	Advertised	Other	None	Q1 2018/19	7411
Warrington	Phase 2, Grappenhall Heys, South Warrington	WA4 3HJ	12.002	DPP	Residential	Outline application granted	Q2 2018/19	18165
Warrington	Phase 2, Appleton Cross 3, South Warrington	WA4 5RF	18.481	DPP	Residential	Outline application granted	On Market	18169

Wigan	Barrowcroft Land At Bradley Lane Standish	WN6 0XQ	5.542	DPP	Residential	Outline application submitted	Q2 2018/19	17684
Wirral	Plot 2 Monks Ferry Birkenhead	CH415LH	0.051	Advertised	Industry and Business	None	On Market	1925
Wirral	Croft Business Park, Caldbeck Road, Bromborough	CH623PW	2.265	Advertised	Other	None	On Market	2471
Wirral	Wirral International Business Park - Riverbank Road East Bromborough	CH623NJ	1.011	Advertised	Industry and Business	Allocated in Local Plan	On Market	13750
Wirral	Land at Clatterbridge Hospital nr Bromborough, Wirral	CH634JD	5.053	DPP	Residential	None	Q1 2019/20	18315

South West

44 sites

27 residential

6 industry and business

31 DPP Disposals

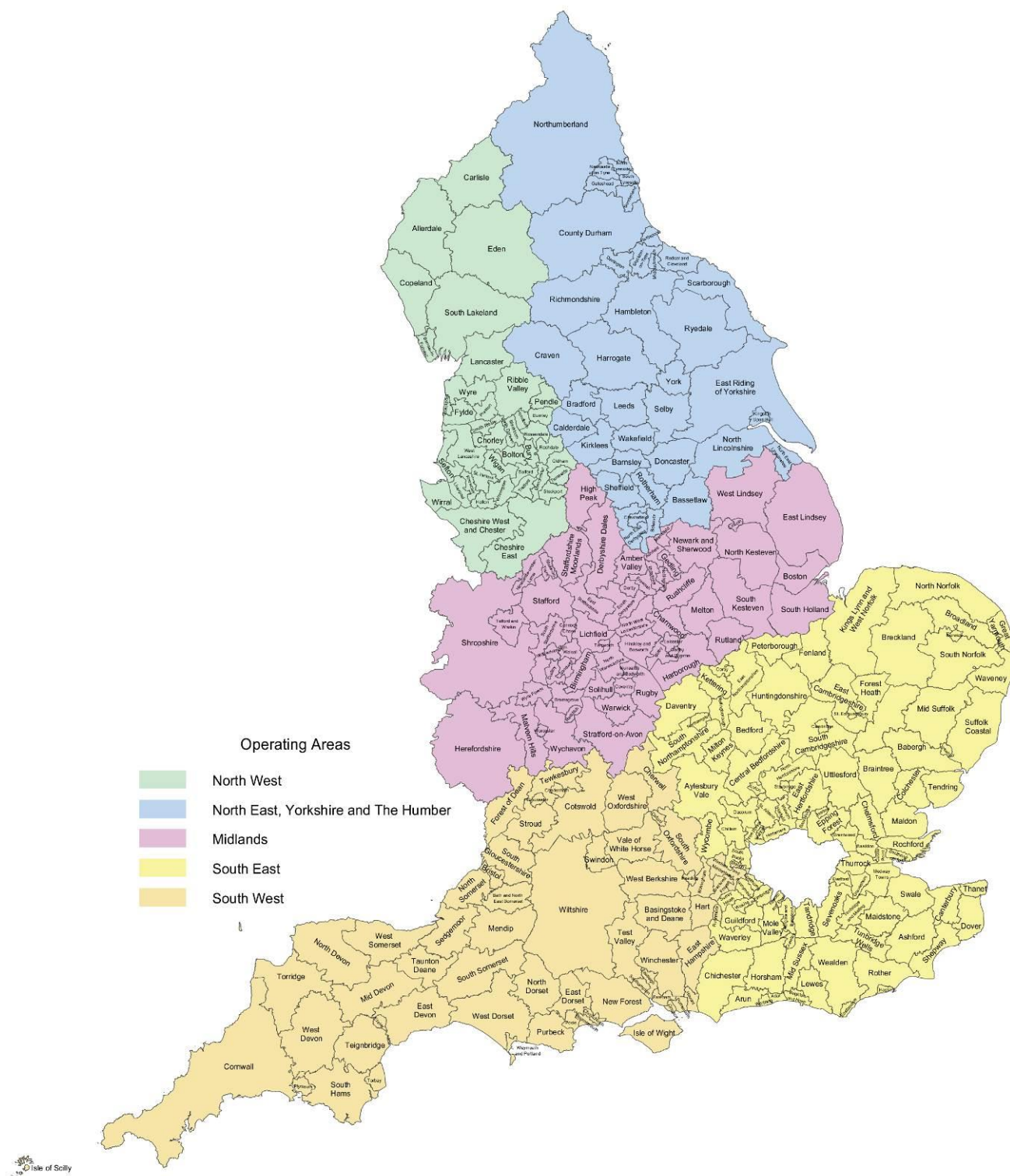
2 OJEU disposals

Local Authority	Site Name	Postcode	Area Ha	Disposal Route	Proposed Use	Planning Status in respect of proposed use	Marketing Status	Site Reference
Basingstoke and Deane	Phase 2B, Park Prewett Road, Basingstoke	RG249RF	3.397	DPP	Residential	Outline application granted	On Market	12731
Basingstoke and Deane	The Hollies, Parklands Hospital off Aldermaston Road, Basingstoke	RG249LY	0.287	DPP	Residential	None	Q1 2018/19	17925
Cornwall	Trengweath off Penryn Street Redruth	TR152SP	1.927	Advertised	Residential	None	Q1 2019/20	17837
East Devon	West End Off High Street Honiton	EX141JZ	0.575	Advertised	Industry and Business	None	Q2 2018/19	12886
East Devon	Former Ceramtec Factory Sidmouth Road Colyton	EX246JP	3.016	DPP	Mixed with housing	None	Q3 2018/19	17714
East Hampshire	Louisburg Barracks Employment Land Bordon	GU350NB	1.804	Advertised	Industry and Business	Outline application granted	Q3 2018/19	11218
Fareham	Fareham Magistrates' Court, Fareham	PO167SB	0.227	DPP	Residential	None	Q3 2018/19	13575
Forest of Dean	Land At Newtown Rd, Steam Mills	GL143JE	1.285	Advertised	Residential	None	Q4 2018/19	13080
Havant	Colt Industrial New Lane (Martin Road) Havant	PO9 2LY	2.281	DPP	Mixed with housing	Outline application submitted	Q3 2018/19	13773
Isle of Wight	South Street, Newport, IOW	PO301JW	0.221	Advertised	Mixed with housing	None	Q4 2018/19	13032
North Devon	Former Lace Factory, off Derby Road, Barnstaple	EX327HA	1.012	DPP	Residential	None	Q2 2018/19	12711

North Devon	Raleigh Park Barnstaple	EX314HY	4.218	DPP	Residential	Outline application submitted	Q2 2018/19	13809
North Dorset	Blandford Brewery Site Off Bournemouth Road, Blandford	DT119LN	2.676	DPP	Residential	Outline application granted	Q2 2018/19	17711
North Somerset	Oxford Street Car Park Weston	BS231AY	0.239	DPP	Mixed with housing	Proposed allocation in Local Plan	Q4 2018/19	12491
North Somerset	Locking Road Car Park Weston	BS233DF	2.117	DPP	Residential	Proposed allocation in Local Plan	Q4 2018/19	13069
North Somerset	Land At Sunnyside Road North Weston	BS233QY	1.186	OJEU	Residential	None	Q4 2018/19	13217
North Somerset	Winterstoke Road. Weston	BS233YB	0.391	OJEU	Residential	Outline application granted	Q4 2018/19	13686
Plymouth	Land at Coypool Park, Plymouth	PL7 4NW	29.717	DPP	Residential	Allocated in Local Plan	Q1 2019/20	18300
Portsmouth	Sites 16, 24 And 25 Tipner Lane Portsmouth	PO2 8RE	0.709	DPP	Residential	Outline application granted	Q2 2018/19	10526
Portsmouth	Site17-Tipner Greyhound Stadium Portsmouth	PO2 8RE	0.932	DPP	Residential	Outline application granted	Q2 2018/19	2922
Portsmouth	Pd Fuels Twyford Ave Portsmouth	PO2 8PE	1.638	DPP	Residential	Outline application granted	Q2 2018/19	2583
Portsmouth	St James Hospital Portsmouth	PO4 8GA	3.556	DPP	Residential	Proposed allocation in Local Plan	Q4 2018/19	11662
Rushmoor	Former Police Station, Pinehurst Avenue, Farnborough	GU147LF	0.846	DPP	Residential	None	Q2 2018/19	12877
Sedgemoor	Kingsdown, Bridgwater	TA6 4FS	2.130	DPP	Residential	None	Q4 2018/19	13158
Sedgemoor	Brue Farm, Highbridge	TA9 3DE	4.134	DPP	Residential	Outline application granted	Q2 2018/19	18303
South Gloucestershire	North Avon Magistrates Court, Kennedy Way, Yate	BS374PY	0.773	Advertised	Residential	Outline application submitted	Q2 2018/19	13593
South Oxfordshire	89 Station Rd (Labour Club) Didcot	OX117NN	0.052	DPP	Mixed with housing	Outline application granted	Q1 2019/20	2705
South Oxfordshire	5 Lydalls Road, Didcot	OX117NN	0.038	DPP	Mixed with housing	Outline application granted	Q1 2019/20	2707
South Oxfordshire	91 Station Road Didcot	OX117NN	0.016	DPP	Mixed with housing	Outline application granted	Q1 2019/20	2708

South Oxfordshire	93 - 95 Station Road Didcot	OX117NN	0.041	DPP	Mixed with housing	Outline application granted	Q1 2019/20	2709
South Oxfordshire	3 Lydalls Road, Didcot	OX117NN	0.018	DPP	Mixed with housing	Outline application granted	Q1 2019/20	13198
South Oxfordshire	Jet Garage, Station Road, Didcot	OX117NN	0.106	DPP	Mixed with housing	Outline application granted	Q1 2019/20	13230
South Oxfordshire	Julian's Garage, Lydalls Road, Didcot	OX117HX	0.586	DPP	Mixed with housing	Outline application granted	Q1 2019/20	12647
Swindon	Gateway North, Swindon	SN254DL	6.349	DPP	Residential	Allocated in Local Plan	Q1 2019/20	13508
West Berkshire	Newbury Magistrates' Court, Newbury	RG145QS	0.208	Advertised	Residential	None	Q4 2018/19	13577
West Somerset	Land At Hopcott Road Minehead	TA245SX	2.096	DPP	Residential	Detailed application granted	On Market	12937
Weymouth and Portland	Plot E - Osprey Quay Portland Weymouth	DT5 1BL	0.530	Advertised	Industry and Business	Outline application granted	On Market	8916
Weymouth and Portland	Plots W, X1 And X2 , Castle Court Area Portland	DT5 1BL	1.323	Advertised	Industry and Business	Outline application granted	On Market	8952
Weymouth and Portland	Plot M1D - Osprey Quay Portland	DT5 1BL	0.752	Advertised	Industry and Business	Outline application granted	On Market	8972
Weymouth and Portland	Plot X2 Portland	DT5 1BL	0.202	Advertised	Industry and Business	Outline application granted	On Market	18168
Weymouth and Portland	Royal Manor Campus - Phase 1, east of Weston Road, Portland	DT5 2HP	0.950	DPP	Residential	None	Q1 2019/20	13895
Weymouth and Portland	Portland School Sites Portland	DT5 2DT	1.289	DPP	Residential	None	Q2 2018/19	13896
Wiltshire	Drummond Park, Ludgershall	SP119RT	13.410	DPP	Residential	Allocated in Local Plan	Q4 2018/19	13807
Winchester	Land at Knowle, nr Fareham	PO175LE	65.352	DPP	Residential	None	Q1 2019/20	18071

Map of Homes England Operating Areas





Homes
England

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